DATE: December 17, 2014

AGENDA ITEM # 2

TO: Design Review Commission

FROM: Sean K. Gallegos, Assistant Planner

SUBJECT: 14-V-11 and 14-SC-27 – 1626 Austin Avenue

RECOMMENDATION:

Approve variance application 14-V-11 and design review application 14-SC-27 subject to the listed findings and conditions

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PROJECT DESCRIPTION

This is a variance and design review application for additions to an existing two-story house. The project will remodel the existing house, add 132 square feet on the first story and add 738 square feet on the second story. The application includes a variance to allow second story side setbacks of 13 feet, 5 inches, where 15 feet is required and to maintain the structure without a garage, where a covered parking space is required. The following table summarizes the project:

GENERAL PLAN DESIGNATION:	Single-family, Residential
ZONING:	R1-10
PARCEL SIZE:	9,375 square feet
MATERIALS:	Wood siding, aluminum windows and cladding, stone veneer, stucco and composition shingle.

	Existing	**Proposed**	**Allowed/Required**
LOT COVERAGE:	2,037 square feet	2,169 square feet	2,813 square feet
FLOOR AREA:			
First floor	1,863 square feet	1,995 square feet	
Second floor	224 square feet	962 square feet	
Total	2,087 square feet	2,957 square feet	3,281 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	49 feet	52 feet	25 feet
Right side	10 feet /10 feet	10 feet/13.4 feet	7.5 feet/15 feet
Left side	10 feet /47 feet	10 feet/13.4 feet	7.5 feet/15 feet
HEIGHT:	18 feet	21 feet	27 feet

BACKGROUND

The property is in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The homes in the neighborhood are a mix of older Cape Code style and newer two-story, single-family homes, with low wall plate heights and simple roof forms (low-pitched gable and hipped roofs), rustic materials, with wood siding dominant. The lots have nonconforming 75-foot widths, where an 80-foot width is required. The structures are similar in massing and building footprint with a uniform pattern of 25- to 30-foot front yard setbacks and 10-foot side yard setbacks for the second story. While there is not a distinctive street tree pattern on the street, there are many large trees.

The existing structure has a non-conforming 10-foot, second story side yard setback, where a 15-foot is required. Additionally, the City permitted the conversion of the garage into living space, without replacing it with a covered parking space.

DISCUSSION

Variance

As part of the project, the applicant is requesting a variance for a second story side yard setback of 13 feet, 5 inches, where 15 feet is required and to maintain a structure without a garage. The site provides two uncovered parking spaces, where one covered and one uncovered parking space is required. As discussed previously, the existing two-story house was originally constructed with a nonconforming second-story setback of ten feet along the right side and the City permitted the conversion of the garage into habitable space. The applicant has included a letter which provides additional information to support the variance request.

The project maintains the existing foundation and more than 50 percent of the first story exterior walls, second story exterior walls and roof. The existing roof will be tied into the proposed roof to ensure architectural compatibility with the first and second story addition. The project is maintaining the first and second story, where stacked, which retains a substantial portion of the structure. However, a variance is required to establish nonconforming second story side yard setbacks and two uncovered parking spaces without a covered parking space.

Variance Findings

The special physical circumstance related to the property is due to the surrounding lots, which were originally developed under the County's jurisdiction. The original development resulted in nonconforming setbacks on the second story. Many structure in the neighborhood have expanded their second stories into the predominantly existing attic space, while maintain a 10-foot second story side yard setback. Granting this variance will afford the owner the ability to remodel the existing nonconforming structure within its established limits.

In regards to the covered parking space variance, the special physical circumstance related to the property is due to the City granting a privilege to convert the garage into habitable area. Although the project is remodeling the existing structure, the applicant is requesting to maintain the existing

two uncovered parking spaces in the front yard without adding a garage or covered parking space. The variance will afford the owner the ability to remodel the existing nonconforming structure consistent with the privilege previously granted by the City.

While design modifications could be made to the existing structure to meet the zoning code, the resulting changes would make the additions appear incongruent to the original building. The setback variances would allow the applicant to add and rebuild portions of the building, but not to encroach beyond the setback limits of the existing structure. The addition is well integrated into the existing house and would meet the intent of the zoning regulations and Residential Design Guidelines. The project maintains an appropriate exterior relationship to the adjacent house. The existing uncovered parking spaces will meet the minimum quantity and dimensions for off-street parking spaces for a single-family structure.

The variance is not injurious to persons or properties in the vicinity. The reduced second story side yard setbacks and daylight intrusions will not result in any impacts that would be detrimental to the health, safety or welfare of persons living or working in the vicinity, or to any single-family residential properties due to maintaining appropriate setbacks from the adjacent property line and a minimum of two off-street parking spaces. Staff's support for granting the variance is limited to a proposed scope of the work that does not alter more than 50 percent of the existing house.

Design Review

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, materials and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. This requires a project to fit in and lessen abrupt changes.

The proposed residence has an architectural design that relates well to the immediate vicinity. The proposed first and second story addition updates the existing structure with a traditional style that uses design elements and materials that are compatible with the existing house and neighborhood. The project uses design elements such as a gable roof, dormer windows, a recessed front porch and high quality materials that are compatible with the neighborhood. It maintains the side-to-side ridge and adds a second gable facing the street. The building materials, which include: wood siding, aluminum windows and cladding, stone veneer, stucco and composition shingle and wood trim are compatible with the design style and relate to the surrounding area.

The project is in-keeping with the scale of structures found in the neighborhood. The proposed eight-foot tall first floor wall is consistent with the eight-foot to nine-foot plate heights of existing residences in the neighborhood. The nine-foot, six-inch, second floor wall plate height is concealed within the steep-pitched roof thereby minimizing its scale. The design also uses a recessed front porch, trim bands, arbors and shingle siding to balance the massing of the structure by creating horizontal lines that break up the front elevation. The right elevation has large expanses of wall that remains bulky for adjacent buildings. To diminish bulk impacts, staff recommends a new six-foot tall solid fence with two-foot of lattice along the right (east) property line. Overall, the two-story design is well proportioned and articulated to reduce the effect of bulk and mass, and is appropriate for the context of the area.

Privacy

The rear second story elevation includes one window in the bedroom No. 4 with a one-foot, seven-inch, sill height that has views to the rear property lines and partial views to the side property lines could create privacy impacts to adjacent properties. As indicated in the site plan, existing evergreen screening should mitigate privacy impacts. Therefore, as designed, staff finds that the project maintains a reasonable degree of privacy

The applicant is maintaining all exiting eleven trees in the front, side and rear yard. Tree protection guidelines will be followed to maintain the trees during construction. Tree protection guidelines will be followed to maintain the trees during construction. The proposed landscape plan will meet the City's Landscaping and Street Tree Guidelines.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15301 of the Environmental Quality Act because it involves an addition to a single-family dwelling in a residential zone.

Cc: Cindy Brozicevic, Applicant/Designer
Rodrigo Liang, Owners

Attachments
A. Application
B. Neighborhood Compatibility Worksheet
C. Area Map and Vicinity Map

FINDINGS

12-V-11 and 14-SC-37 – 1626 Austin Avenue

1. With regard to approving the second story side yard setback and to maintain the structure without a garage, the Design Review Commission finds the following in accord with Section 14.82.050 of the Municipal Code:

   a. That the granting of the variances are consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02; and

   b. That the granting of the variances will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity; and

   c. That special circumstances applicable to the property, exists related to surroundings of the lot, which were originally developed under the County's jurisdiction and the City granting a privilege to convert the garage into habitable area. The development resulted in nonconforming setbacks on the second story and a structure without a garage. Granting this variance will afford the owner the ability to remodel the existing nonconforming structure within its existing established limits, where the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications.

2. With regard to design review for the first-and second-story additions to an existing single-family structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

   a. The proposed structure complies with all provision of this chapter; and

   b. The height, elevations, and placement on the site of the proposed structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions; and

   c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas; and

   d. The orientation of the proposed structure in relation to the immediate neighborhood will minimize the perception of excessive bulk; and

   e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and

f. The proposed structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

14-V-11 and 14-SC-37 – 1626 Austin Avenue

1. The approval is based on the plans received on November 21, 2014 and the written application materials provided by the applicant, except as may be modified by these conditions. The variance is contingent upon not exceeding the scope of work shown on the plans.

2. The following trees (nos. 1-10) shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

3. A new six-foot solid fence with two-feet of lattice on top shall be constructed along the right (east) side property line.

4. The site plan shall be revised to incorporate one category I or II street tree in the front yard.

5. An encroachment permit shall be issued from the Engineering Division prior to doing any work within the public street right-of-way.

6. Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code;

7. The applicant/owner agrees to indemnify, defend, protect, and hold City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.

8. Prior to the issuance of a demolition permit, install tree protection fencing around the dripline, or as required by the project arborist, of the following trees (no. 10) as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground. The tree protection fencing shall not be removed until the building permit is ready for final.

9. **Prior to zoning clearance, the project plans shall contain/show:**

    a. The conditions of approval shall be incorporated into the title page of the plans;

    b. On the grading plan and/or the site plan, show all tree protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five-feet in height with posts driven into the ground." The tree protection fencing shall be installed prior to issuance of the demolition permit and shall not be removed until all building construction has been completed."

    c. Verification that all new additions and altered square footage will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from a Qualified Green Building Professional;

d. The measures to comply with the New Development and Construction and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc);

e. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code;

f. The location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches should avoid the drip-lines of all protected trees; and

g. The location of any air conditioning equipment on the site plan and the sound rating for such equipment;

10. **Prior to final inspection:**

a. All front yard landscaping, street trees and privacy screening shall be maintained and/or installed as required by the Planning Division.

b. Submit verification that the addition was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).

ATTACHMENT A

CITY OF LOS ALTOS
GENERAL APPLICATION

SEP 26
CITY OF LOS ALTOS
PLANNING

Type of Review Requested: *(Check all boxes that apply)*

Permit # 1106330

	One-Story Design Review		Sign Review		Multiple-Family Review
X	Two-Story Design Review		Sidewalk Display Permit		Rezoning
X	Variance(s)		Use Permit		R1-S Overlay
	Lot Line Adjustment		Tenant Improvement		General Plan/Code Amendment
	Tentative Map/Division of Land		Preliminary Project Review		Appeal
	Subdivision Map Review		Commercial Design Review		Other:

Project Address/Location: 16626 Austin Ave.

Project Proposal/Use: 2-story residence (single family)

Current Use of Property: 2-story residence (single family)

Assessor Parcel Number(s) 318-07-012 **Site Area:** 9375 SF.

New Sq. Ft.: _____ **Remodeled Sq. Ft.:** _____ **Existing Sq. Ft. to Remain:** _____

Total Existing Sq. Ft.: _____ **Total Proposed Sq. Ft. (including basement):** 2999.5

Applicant's Name: Cindy Brozicevic - InnerHouse Design

Home Telephone #: cell: 530-559-1095 **Business Telephone #:** 408-868-9475

Mailing Address: 15101 Georgia Way

City/State/Zip Code: Grass Valley, CA 95949

Property Owner's Name: Rodrigo Liang

Home Telephone #: 408-476-1418 **Business Telephone #:** _____

Mailing Address: 16626 Austin Ave.

City/State/Zip Code: Los Altos, CA ~~95~~ 94024

Architect/Designer's Name: Cindy Brozicevic **Telephone #:** 408-868-9475

*** * * If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finaled prior to obtaining your building permit. Please contact the Building Division for a demolition package. * * ***

(continued on back)

INNERHOUSE
RESIDENTIAL design

November 21, 2014

Mr. Sean K. Gallegos
Assistant Planner
Los Altos Community Development Dept.
One North San Antonio Road
Los Altos, CA 94022

Subject: 1626 Austin Avenue

Dear Mr. Gallegos:

We are applying for a variance for the above mentioned property for the following three items: 2nd floor setback, the requirement for covered parking, and the location of the pool equipment. We believe the Design Review Commission can make the required findings.

We are requesting this variance based on what we consider a reasonable design solution to add second floor square footage to the existing 2-story home, while at the same time improving the curb appeal. It is our desire to create an addition that blends in seamlessly with the existing neighborhood. The design as submitted is able to stand on it's own, but also enhances the character of the neighborhood. The proportions of the front facing gables is balanced and uses trim details and lower plate heights to maintain the horizontal nature of the existing ranch style house adjacent to the left. The proposed design only adds a modest 3 feet to the existing building height to accommodate this additional square footage.

The existing 2nd floor is currently over the side yard setback as constructed and faces the side yard, as is common to many homes in this neighborhood. In an effort to minimize the non-conformity, the proposed addition faces front to back, rather than the side yards. The portions of the addition that are over the side yard setback are low knee walls with limited headroom, and there are no windows facing the side yards. The existing window facing the side yard has been removed, further minimizing the existing non-conforming 2nd floor impact to the neighbors. The addition predominantly faces toward the street to maintain privacy to the greatest extent possible. There is an addition to the rear facing roof to gain egress from the existing 2nd floor bedroom, but the rear yard setback to these windows is 69'-0", which is more than adequate to maintain privacy.

There have been many different types of additions to this style home in this neighborhood. Some of which are un-balanced, resulting in a quirky streetscape. Many of these additions appear to have been built under the county jurisdiction, where the second floor as constructed is over the Los Altos Side yard setback. It is our aim to present a thoughtful design that is more balanced and has a pleasing front elevation to add to the changing character of this neighborhood. In the last few years, 2 of the neighboring homes have been torn down and re-built, resulting in an improved and transitioning streetscape.

This home was originally in the county jurisdiction, where a previous homeowner obtained a permit to convert the existing garage into a Family Room. Ideally, we would revert this space back to a garage, but then the Owner would lose the function of the family room. There is currently a pool in the rear yard, which is 12'-6" from the rear of the house, which would prohibit the addition of a functional family room into the rear yard.

This Homeowner has owned this house for 12 years, and when he bought the home, the pool equipment was in this current location and housed in the current structure. The structure is surrounded by mature, tall, and thick landscaping. It is not visible from other neighbors, and has existed this way for a very long time. It is our intention to keep the pool equipment as-is, without changing or improving the current structure. The proposed addition does not impact the existing pool equipment structure. It is our understanding that the current structure is taller than is allowed by code. The Owner is not planning to improve the structure, but maintain it as it currently exists. When the structure is in need of repair, the homeowner intends to bring the pool equipment shed into code compliance.

Please feel free to contact me at your convenience with any questions regarding this project. I would be happy to provide further clarification. For your convenience, you may contact me via email: cindy@innerhousedesign.com.

Sincerely,

Cynthia Brozicevic
Designer

BAY AREA OFFICE: 14435C Big Basin Way #169 Saratoga, CA 95070 Tel/Fax: 408.868.9475
SIERRA OFFICE: 15101 Georgia Way Grass Valley, CA 95949 Tel/Fax: 530.271.5787
Email: cindy@innerhousedesign.com

ATTACHMENT B

Planning Division
(650) 947-2750
Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos.** *Please note that this worksheet must be submitted with your 1st application.*

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help *you* as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address 1626 Austin Ave.
Scope of Project: Addition or Remodel ☒ **or New Home** ☐
Age of existing home if this project is to be an addition or remodel? 43 YRS ±
Is the existing house listed on the City's Historic Resources Inventory? NO

* See "What constitutes your neighborhood" on page 2.

Address: 1626 Austin Ave
Date: 11-25-14

What constitutes your neighborhood?

There is no clear answer to this question. For the purpose of this worksheet, consider first your street, the two contiguous homes on either side of, and directly behind, your property and the five to six homes directly across the street (eight to nine homes). At the minimum, these are the houses that you should photograph. If there is any question in your mind about your neighborhood boundaries, consider a radius of approximately 200 to 300 feet around your property and consider that your neighborhood.

Streetscape

1. Typical neighborhood lot size*:

Lot area: 9375 square feet
Lot dimensions: Length 125 feet
Width 75 feet
If your lot is significantly different than those in your neighborhood, then note its: area_____, length_____, and width_____.

2. Setback of homes to front property line: *(Pgs. 8-11 Design Guidelines)*

Existing front setback if home is a remodel? 25'-0"
What % of the front facing walls of the neighborhood homes are at the front setback 90 %
Existing front setback for house on left 25'-0" ft./on right 25'-0" ft.
Do the front setbacks of adjacent houses line up? YES

3. Garage Location Pattern: *(Pg. 19 Design Guidelines)*

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)
Garage facing front projecting from front of house face 8
Garage facing front recessed from front of house face 0
Garage in back yard 0
Garage facing the side 2
Number of 1-car garages__; 2-car garages 10; 3-car garages __

* See "What constitutes your neighborhood" (page 2)

Address: 1626 Austin Ave.
Date: 11-25-14

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are: 60%
One-story 4
Two-story 6

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? YES
Are there mostly hip ☐, gable style ☒, or other style ☐ roofs*?
Do the roof forms appear simple ☐ or complex ☒?
Do the houses share generally the same eave height YES? (unless they have recently been remodelled)

6. Exterior Materials: *(Pg. 22 Design Guidelines)*

What siding materials are frequently used in your neighborhood*?

X (originals) wood shingle X stucco __ board & batten __ clapboard
__ tile __ stone __ brick X combination of one or more materials
(if so, describe) wood siding w/ brick accents

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?

If no consistency then explain: wood shake originally, but new roofing is now composition.

7. Architectural Style: *(Appendix C, Design Guidelines)*

Does your neighborhood* have a consistent identifiable architectural style?
☒ YES ☐ NO

Type? ☒ Ranch ☐ Shingle ☐ Tudor ☐ Mediterranean/Spanish
☐ Contemporary ☐ Colonial ☐ Bungalow ☐ Other

When originally constructed, neighborhood was consistently ranch style (with small 2nd floor bedrooms over the garage). Over the years the original homes have been remodeled and 2 immediate neighbors torn down + re-built.

Address: 1626 Austin Ave
Date: 11-25-14

8. **Lot Slope:** *(Pg. 25 Design Guidelines)*

Does your property have a noticeable slope? NO

What is the direction of your slope? (relative to the street)

Is your slope higher ☐ lower ☒ same ☐ in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

9. **Landscaping:**

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?

Neighborhood landscaping is ecclectic.

How visible are your house and other houses from the street or back neighbor's property? Prominent view from street.

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?

No major existing landscape features.

Asphalt parking area in front.

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? 60' ±
Is there a parking area on the street or in the shoulder area? YES
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? PAVED

Address: 1626 Austin Ave.
Date: 11-25-14

11. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:

Gable Roofed homes, constructed at the same time. Ranch style dominates with some exceptions. Older remodels (from former County jurisdiction) are generally quirky and unbalanced, do not meet 2nd Floor side setbacks for Los Altos.

General Study

A. Have major visible streetscape changes occurred in your neighborhood?
☒ YES ☐ NO

B. Do you think that most (~ 80%) of the homes were originally built at the same time? ☒ YES ☐ NO

C. Do the lots in your neighborhood appear to be the same size?
☒ YES ☐ NO

D. Do the lot widths appear to be consistent in the neighborhood?
☒ YES ☐ NO

E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)? ☒ YES ☐ NO

F. Do you have active CCR's in your neighborhood? *(p.36 Building Guide)*
☐ YES ☒ NO

G. Do the houses appear to be of similar size as viewed from the street?
☒ YES ☐ NO

H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?
☒ YES ☐ NO Neighborhood in transition, 3 new homes in immediate vicinity.

Address: 1626 Austin Ave.
Date: 11-25-14

Summary Table

Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1414 Fremont	28'-0"±		on Freemont	2	28'±	stucco	COMPLEX
1636 Austin	25'		R	1	18'	clapbd/brick	COMPLEX
1644 Austin	25'		R	2	18'	shingle/clapbd.	SIMPLE
1650 Austin	25'		L	2	18'	shingle/brick	SIMPLE
1434 Fremont			on Fremont	1	20'	shingle	SIMPLE
1625 Austin	25'		L	2	20'	shingle/brick	SIMPLE
1635 Austin	25'		R	1	20'	stucco	SIMPLE
1643 Austin	25'		L	2	20'	shingle/brick	COMPLEX
1435 Richardson			R on richardson	2	22'	shingle/brick	Complex

↑ arial photo shows fairly consistent on Austin Ave.

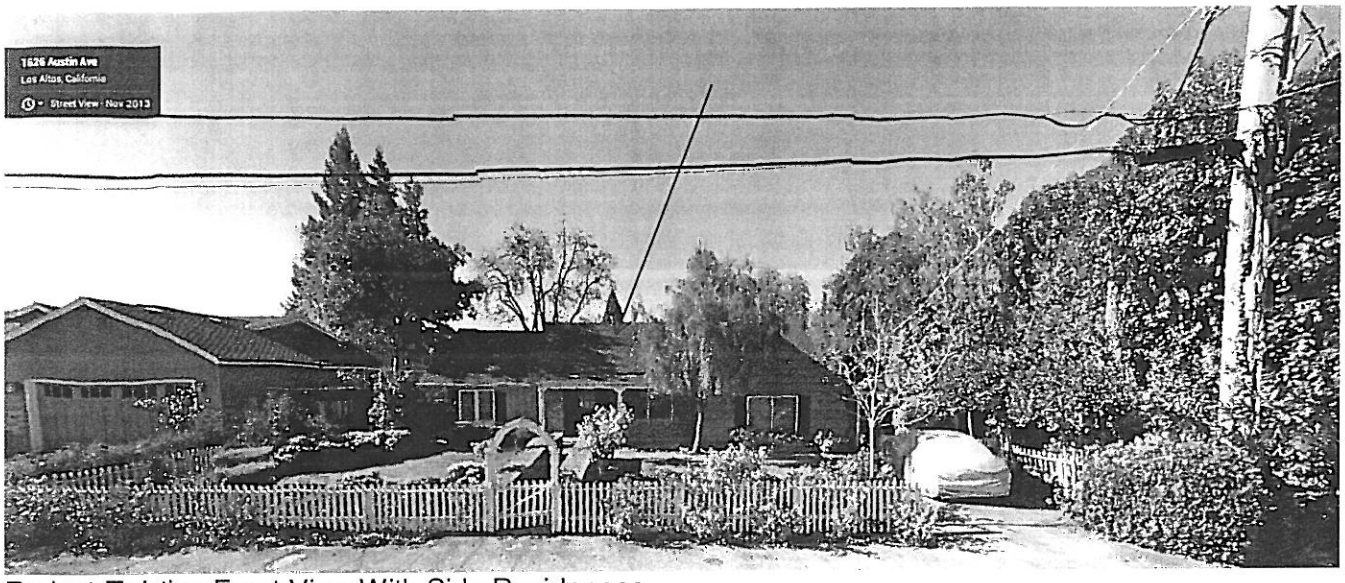
INNERHOUSE RESIDENTIAL design

November 25, 2014

Project: 1626 Austin Avenue, Neighborhood Photos

Austin Avenue Neighborhood Aerial View Photos by Google Maps

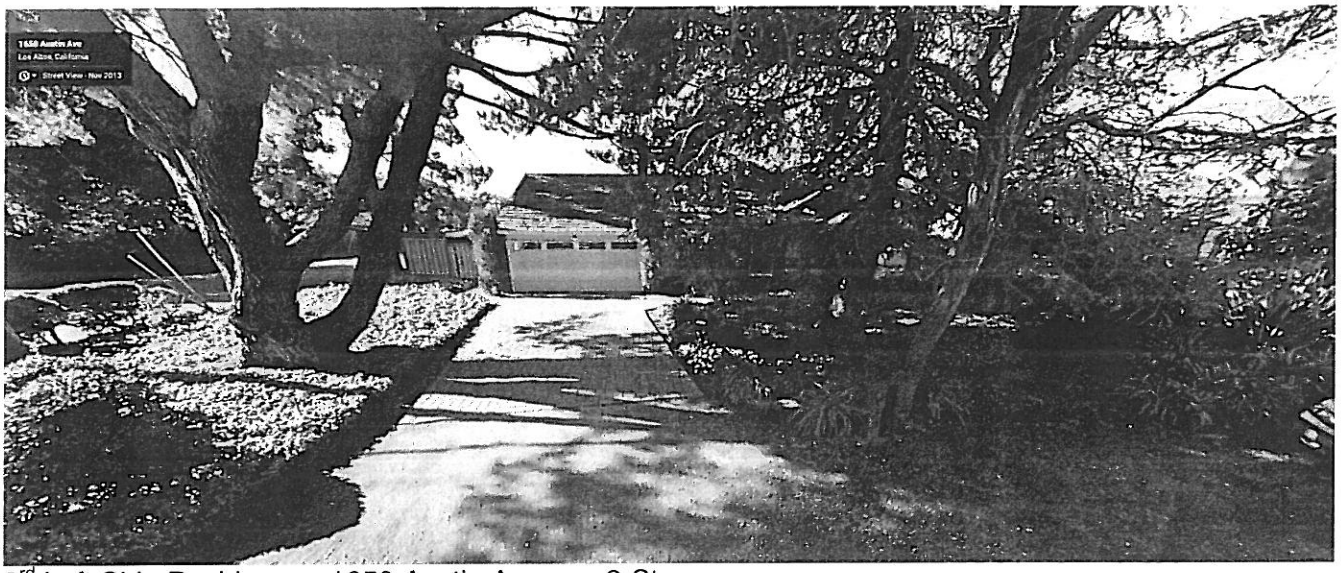
BAY AREA OFFICE: 14510 Big Basin Way #169, Saratoga, CA 95070 Tel/Fax: 408.868.9475
SIERRA OFFICE: 15101 Georgia Way Grass Valley, CA 95949 Tel/Fax: 530.271.5787
www.innerhousedesign.com Email: cindy@innerhousedesign.com



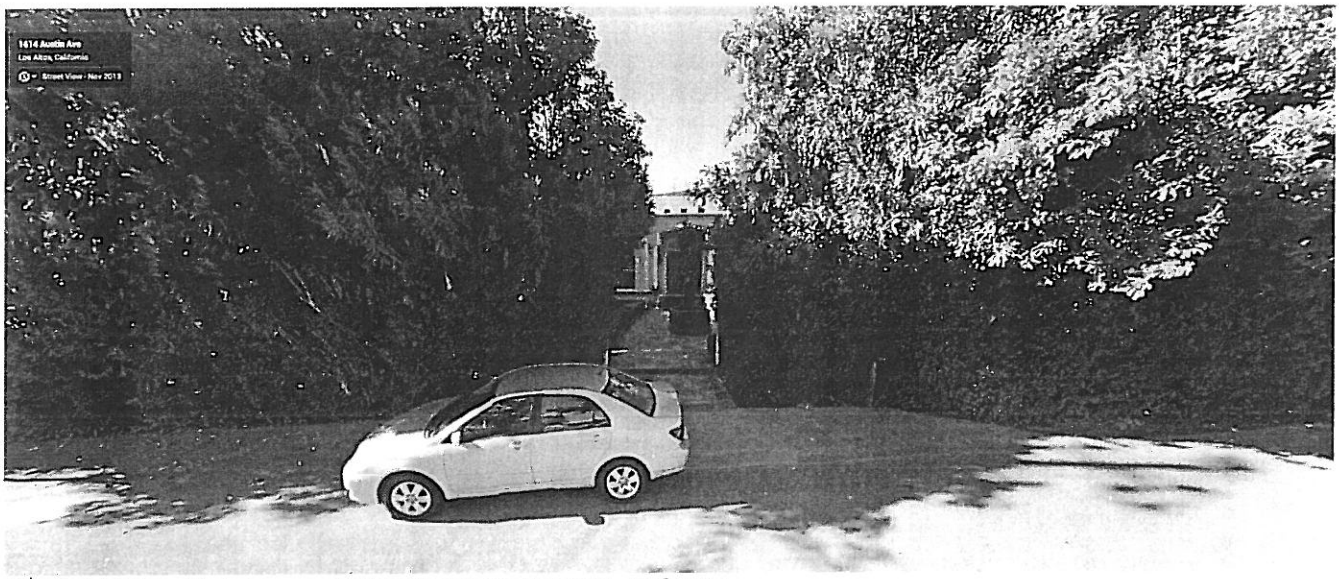
Project Existing Front View With Side Residences

1st Left Side Residence: 1636 Austin Avenue, 1-Story

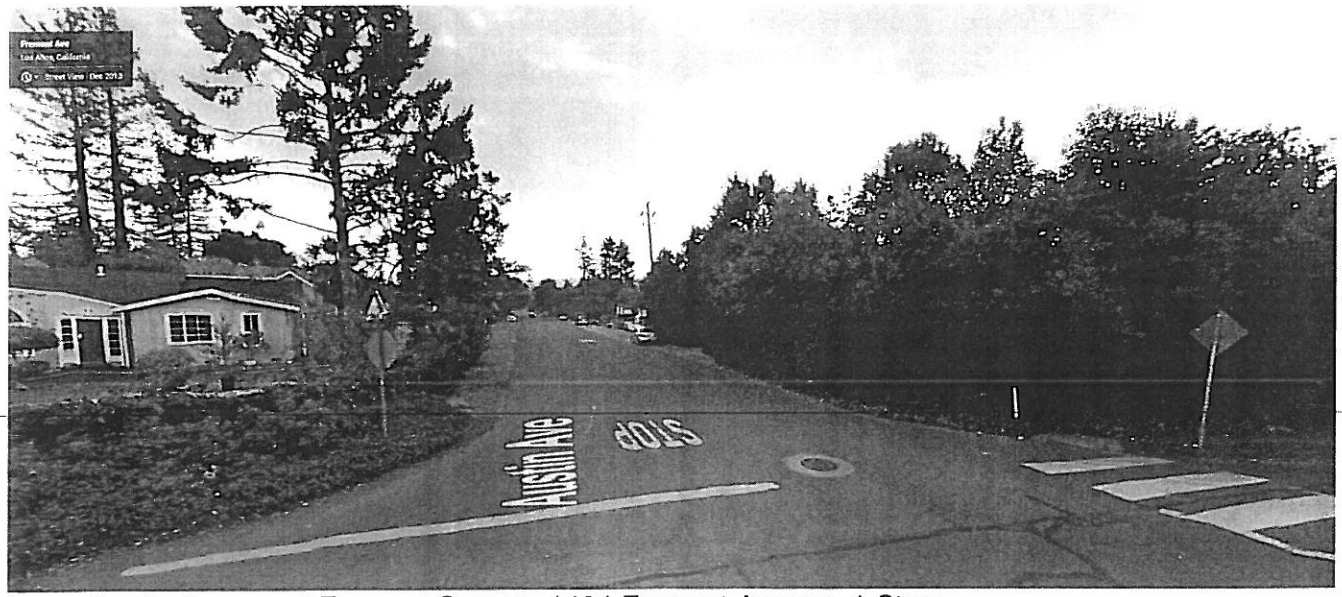
2nd Left Side Residence: 1644 Austin Avenue, 2-Story



3rd Left Side Residence: 1650 Austin Avenue, 2-Story

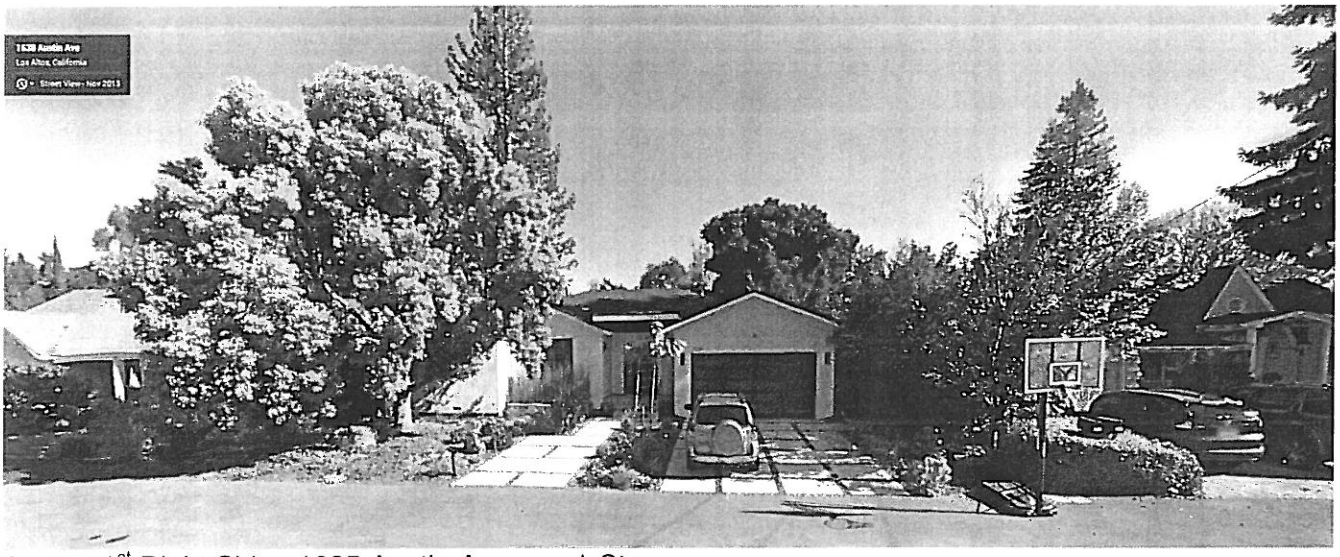


1st Right Side Neighbor: 1414 Fremont Avenue, 2-Story

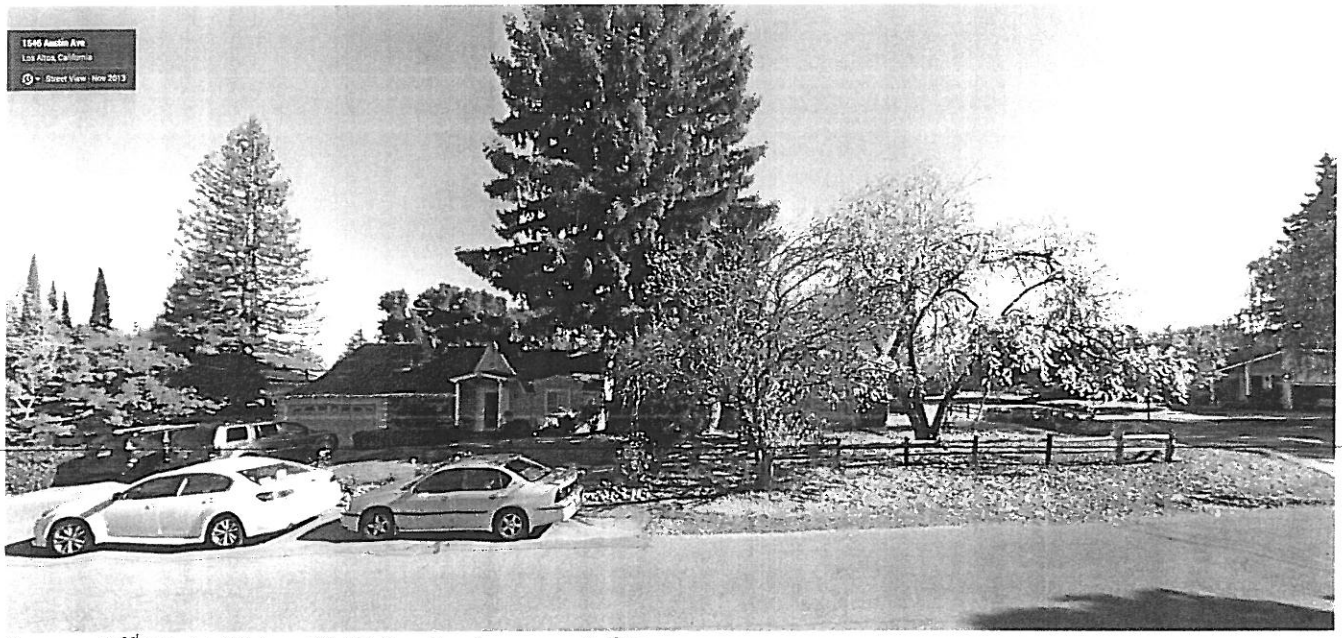


Down Austin Avenue at Fremont Corner: 1434 Fremont Avenue, 1-Story

Directly Across Street: 1625 Austin Avenue, 2-Story

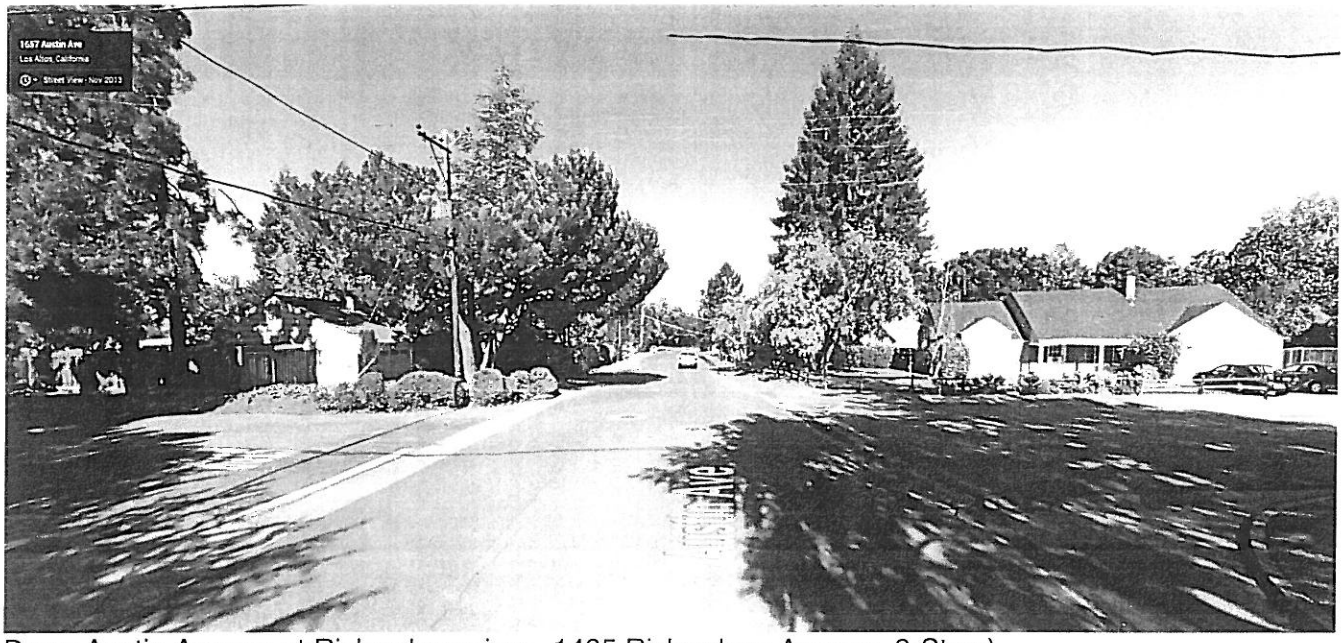


Across 1st Right Side: 1635 Austin Avenue, 1-Story

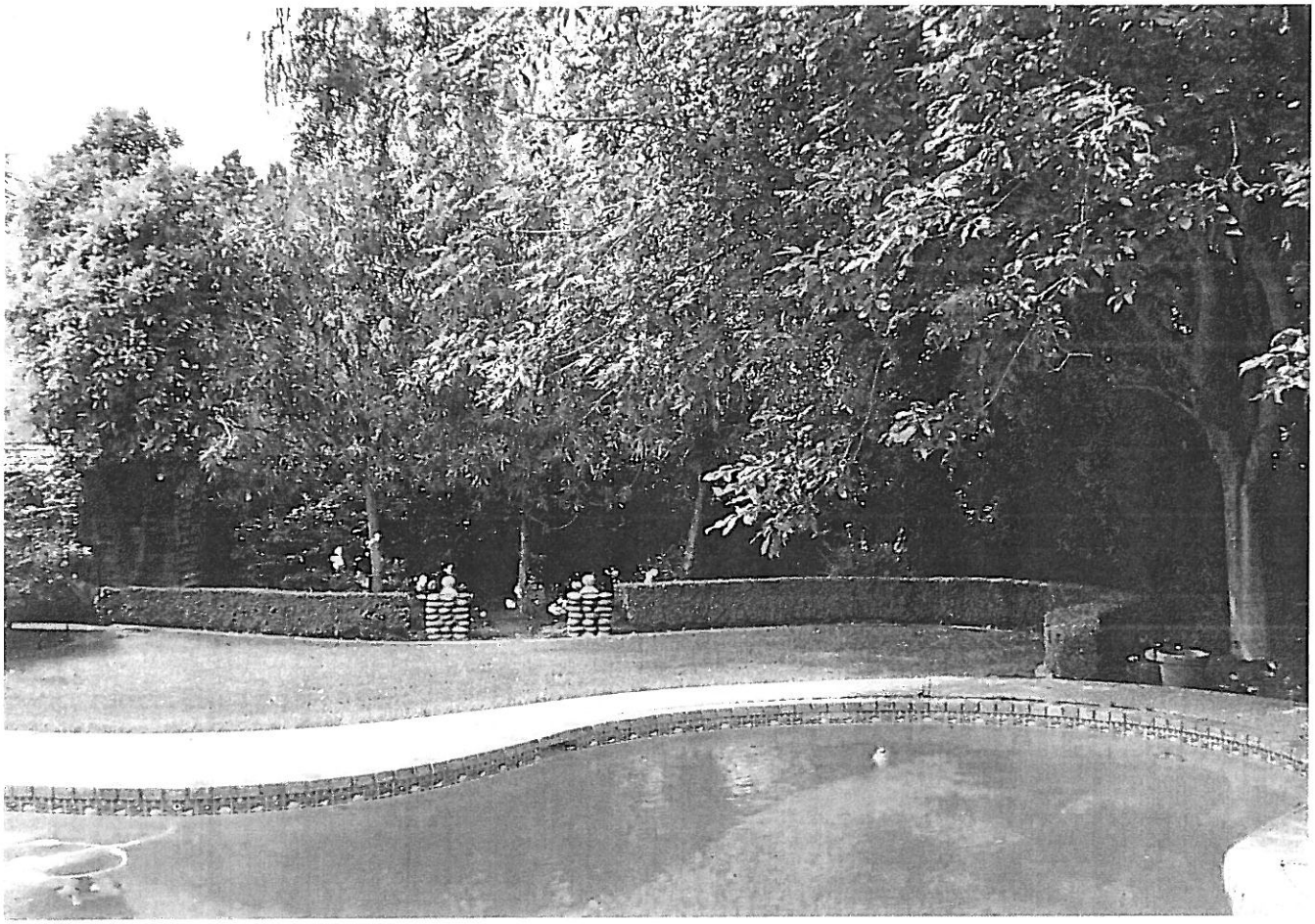


Across 2nd Right Side: 1643 Austin Avenue, 2-Story

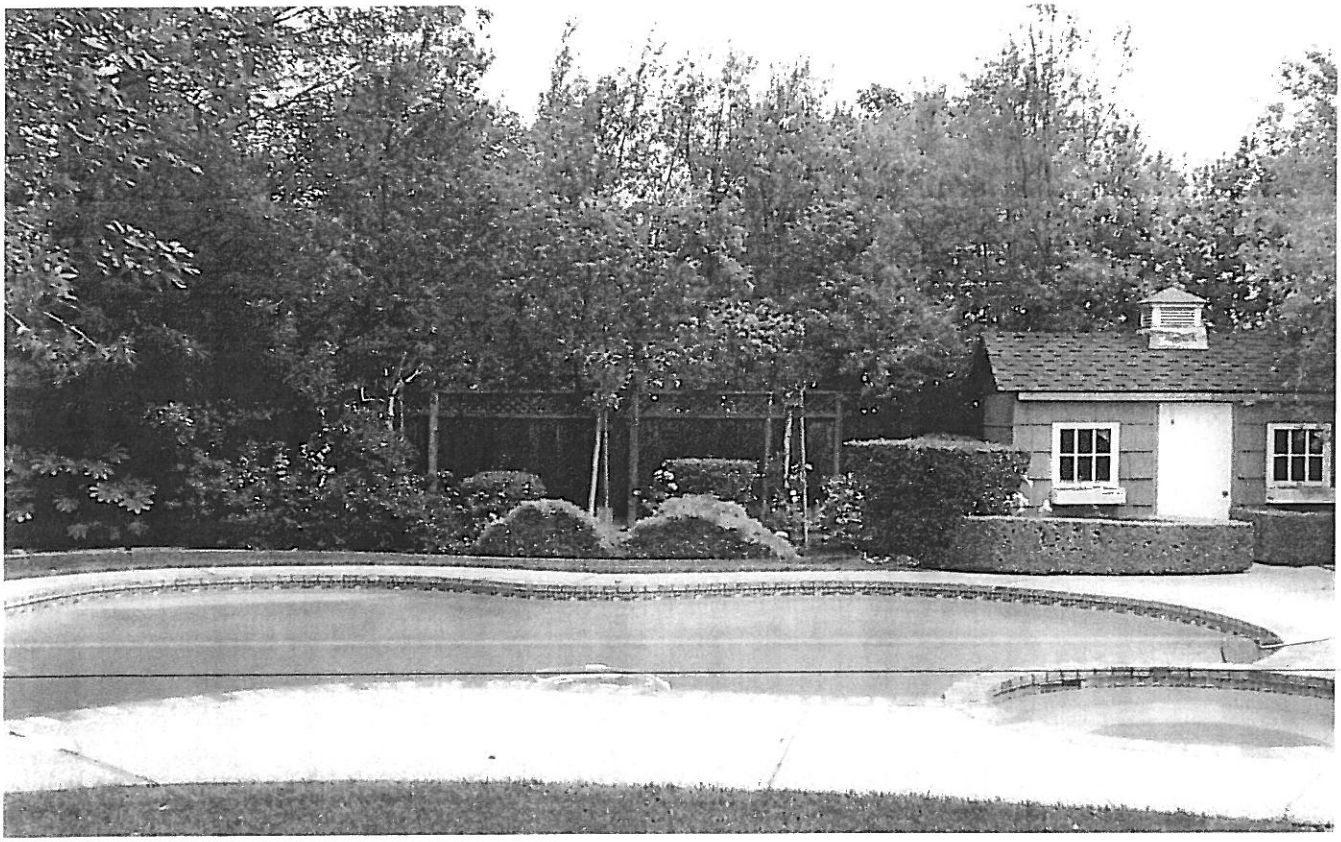
Across 1st Left (End Of Street – Austin & Fremont), 1434 Fremont Avenue, 1-Story



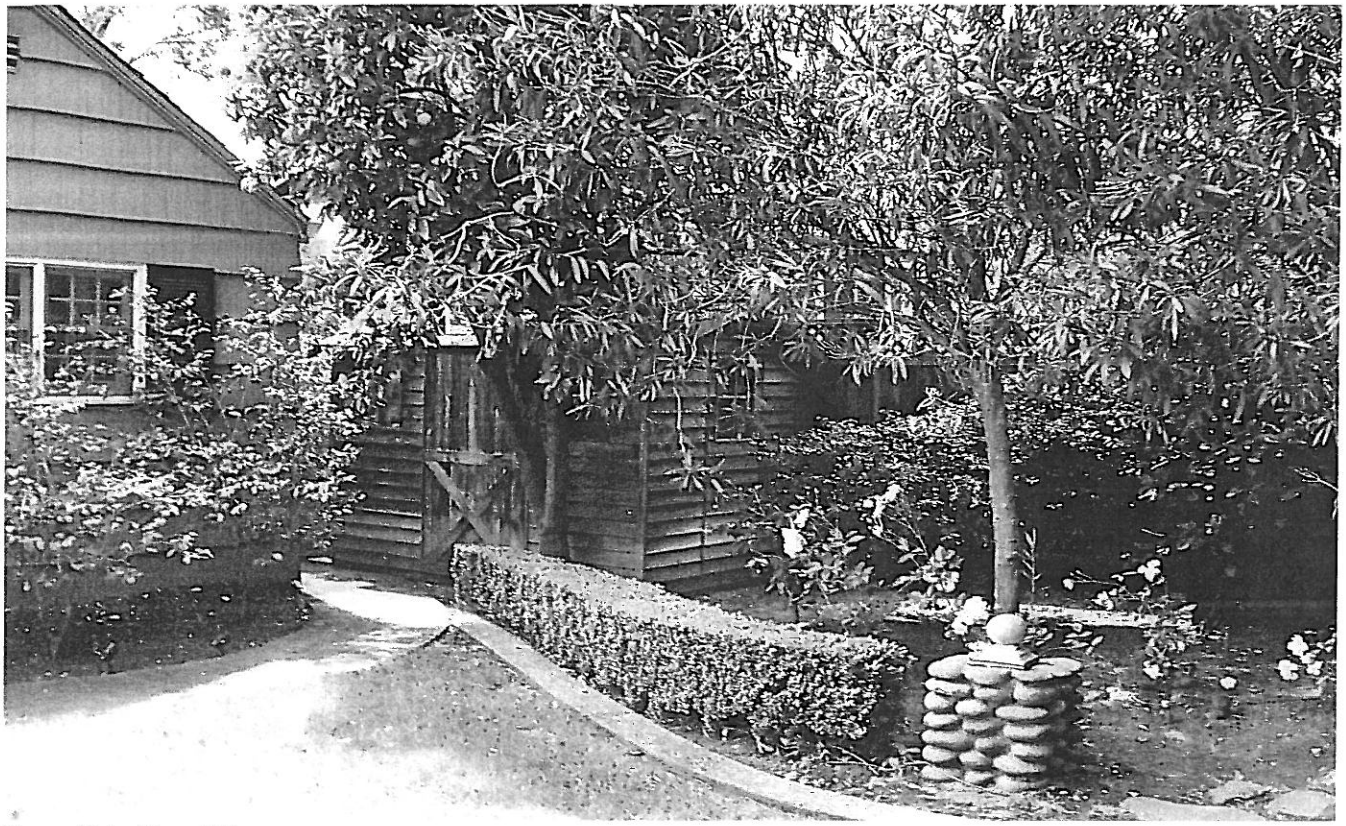
Down Austin Avenue at Richardson view: 1435 Richardson Avenue, 2-Story)



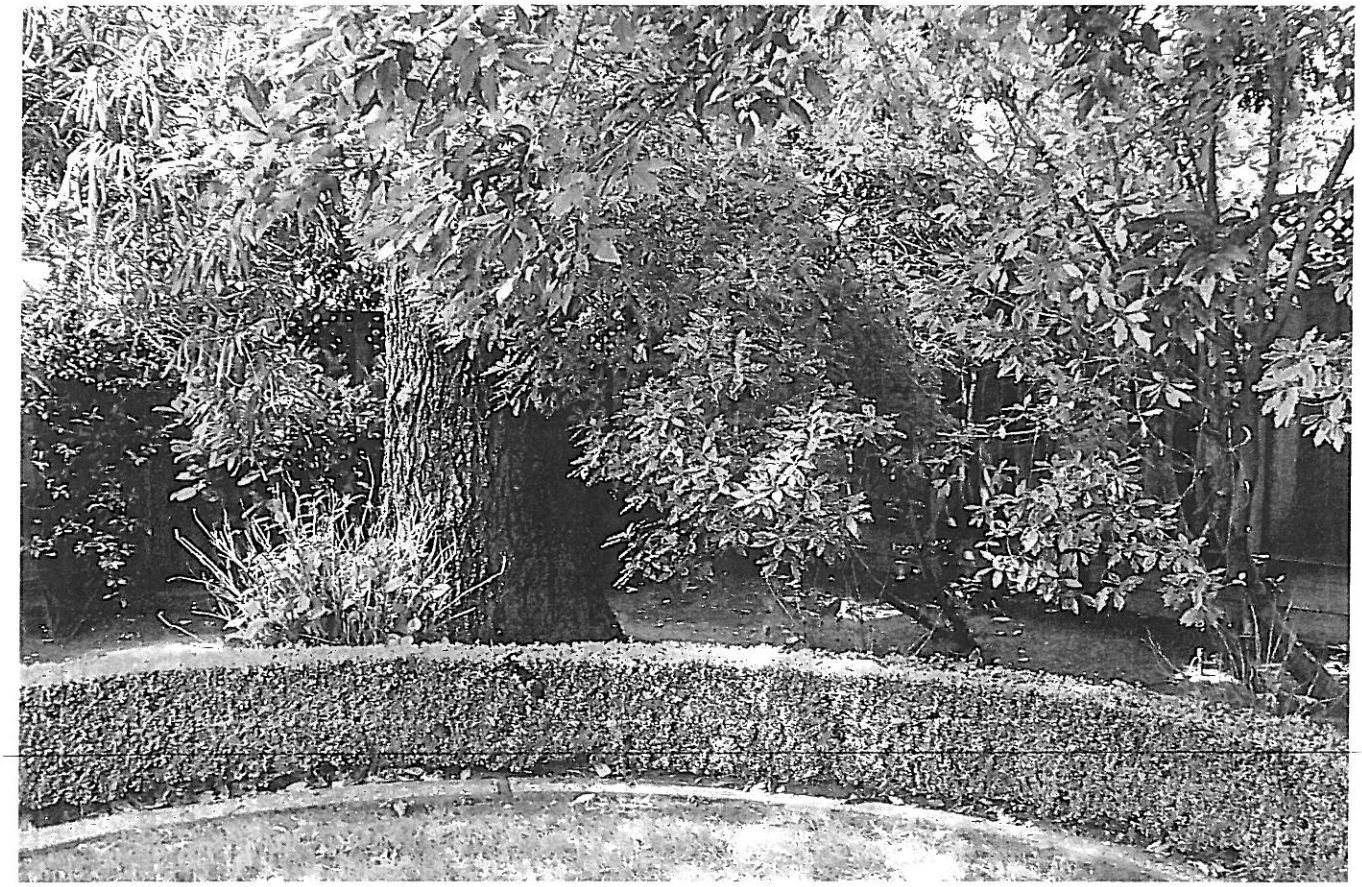
Rear Yard Side View



Rear Yard Back View



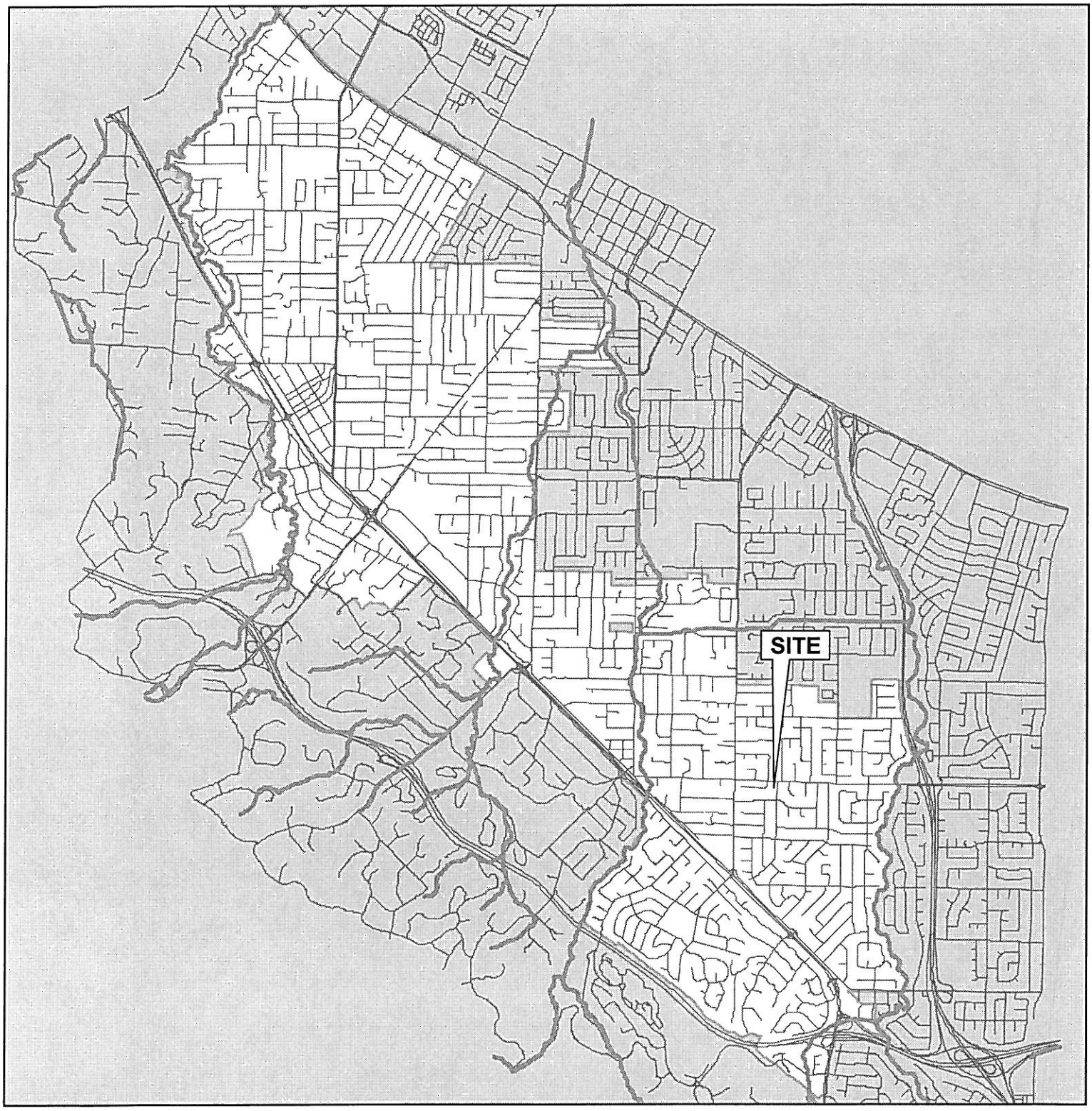
Rear Side Yard View



Rear Yard Side View

ATTACHMENT C

AREA MAP



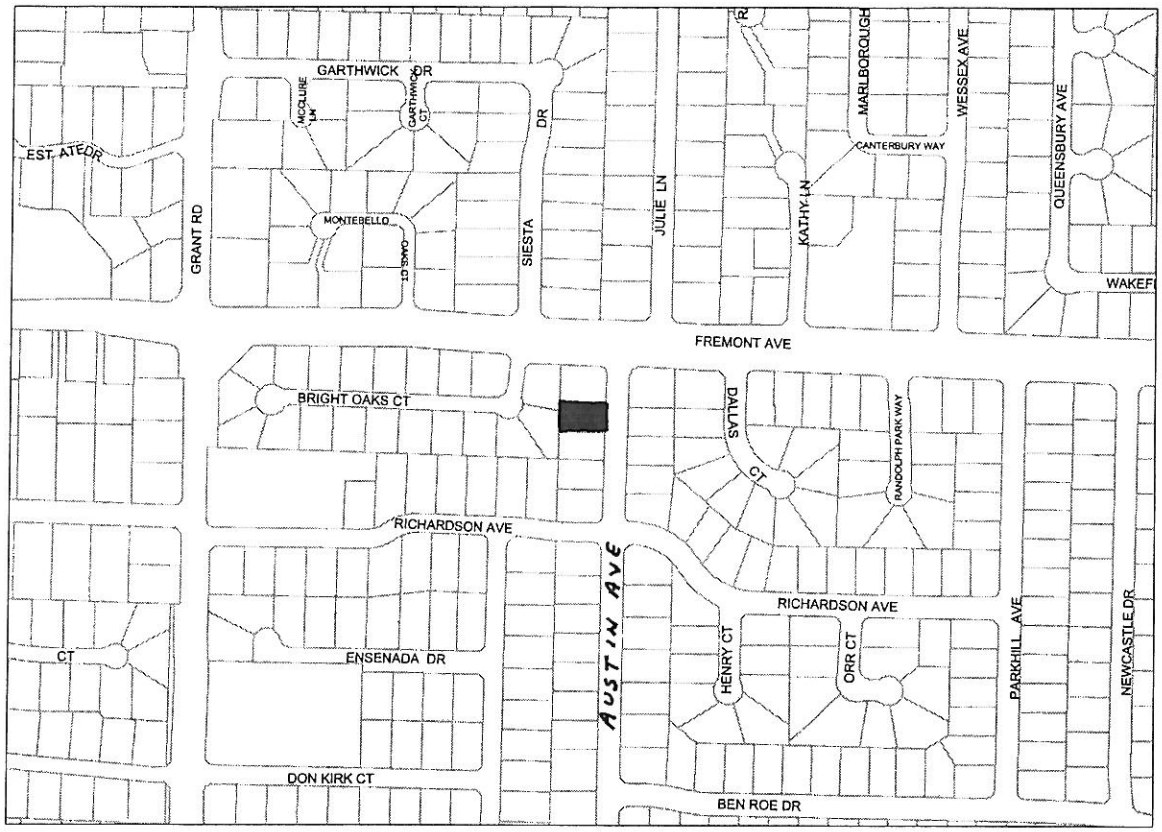
CITY OF LOS ALTOS

APPLICATION: 14-V-11 and 14-SC-37
APPLICANT: Innerhouse Design /R. Liang
SITE ADDRESS: 1626 Austin Avenue

N

Not to Scale

VICINITY MAP



SCALE 1 : 6,000

500 0 500 1,000 1,500

FEET

CITY OF LOS ALTOS

APPLICATION: 14-V-11 and 14-SC-37
APPLICANT: Innerhouse Design /R. Liang
SITE ADDRESS: 1626 Austin Avenue